

**AN AMENDMENT TO THE MUNICIPAL PLANNING  
STRATEGY TO INCLUDE A POLICY SUPPORTING THE  
DEVELOPMENT OF COMMUNITY GARDENS IN THE  
TOWN'S ICSP.**

Respectfully Submitted to: Planning Advisory Committee  
Submitted by: Arthur MacDonald  
Dated: March 23, 2010  
File # 66560-35- 09(2010-09)  
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## REQUEST FOR DECISION

**SUBJECT:** An amendment to the Municipal Planning Strategy to include a policy supporting the development of community gardens in the Town's ICSP.

**RECOMMENDATION:** Approval

**KEY ISSUE(S) / CONCEPTS DEFINED:** In keeping with a presentation by TREPA during the Public Hearing of February 11, 2010, Council was in general agreement to incorporate a supporting policy for the development of community gardens as part of the Town's Integrated Community Sustainability Plan (ICSP).

**RELEVANT POLICY:** Policy 1.3 of the Municipal Planning Strategy and Part 8.1 of the Land Use By-law.

**DESIRED OUTCOME(S):** To support and promote the development of community gardens.

**RESPONSE OPTIONS:** Approval.

### **IMPLICATIONS OF RECOMMENDATION:**

**GENERAL:** In keeping with the Town's Integrated Community Sustainability Plan (ICSP) the support and promotion of community gardens is seen as a positive step forward; creating additional green space; creating liveable social community neighbourhoods; and, by promoting the use of locally growing produce cutting down the amount of green house gases associated with the trucking industry.

**FINANCIAL:** Not directly associated with the proposal but one may argue that a serviced lot used for the sole purpose of a community garden contributes little to the tax base and may not be the highest economic return for a serviced property. However, it is important to balance the economic realities with the environmental, social and cultural benefits of the proposal (the four (4) pillars of sustainability).

**FOLLOW UP ACTION:** Public Participation meeting, first reading, Public Hearing and second reading.

**Applicant:** Town of Yarmouth  
400 Main Street,  
Yarmouth, N.S.,  
B5A 1G2

**Application:** An amendment to the Municipal Planning Strategy to include a policy supporting the development of community gardens in the Town's ICSP.

**Relevant Municipal Planning Strategy Provision:**

**1.3** It shall be the intention of Council to include in the Land Use By-law the following residential zones:

(1) Low Density Residential (R-1) - This zone will include the following uses permitted as-of-right: single detached dwellings, two unit dwellings, semi-detached dwellings characterized by not more than one shared property line with a maximum of one (1) unit per lot, residential care facilities, private parks and gardens and parking lots excluding parking structures within 100m (328ft.) of the location it is intended to serve. Further, it shall be the intention of Council to zone those lands designated Residential which contain the above noted uses or which are vacant and fully serviced as Low Density Residential (R-1) except those properties situated or fronting on Main Street or Starrs Road.

**5.2.3** It shall be the intention of Council to zone or rezone those publicly-owned lands within any designation which contain Open Space (O-1) uses or are intended to be uses for open space uses as Open Space (O-1).

**Relevant Land Use By-law Provision:**

**8.1 R-1 Zone Permitted Uses**

(A) A maximum of one of the following uses shall be permitted in the Low Density Residential (R-1) zone:

- \* Single Detached Dwellings;
- \* Two (2) unit Dwellings;
- \* Semi-detached Dwellings characterized by not more than one shared property line with a maximum of one (1) unit per lot;

(B) Parking lots within 100 m (328 ft.) of the location it is intended to serve (excluding parking lot structures), private parks, private gardens and residential care facilities shall be permitted in the Low Density Residential (R-1) zone as stand alone, in combination with each other or in combination with any use outlined above pursuant to Part 8.1(A).

**General Review:**

As outlined in Policy 1.3 and its implementing Land Use By-law provision, the Town enables the development of private parks and gardens throughout the residential designation. The Town also enables the development of Open Space (O-1) uses throughout the Town in various designations by rezoning to Open Space (O-1) via Policy 5.2.3.

Even through the community gardens are enabled to be developed, it is recommended that a policy be developed within the ICSP chapter of the Municipal Planning Strategy to recognize Council's support for the development and promotion of community gardens.

**Recommendation:**

That the Planning Advisory Committee proceeds to a Public Participation meeting in order to consider an amendment to the Municipal Planning Strategy to include a policy supporting the development of community gardens in the Town's ICSP as outlined in Appendix "A".

Sincerely,

Arthur MacDonald  
Town Planner

**APPENDIX “A”**  
**Amendment to the Municipal Planning Strategy**

1) An amendment to the Municipal Planning Strategy, in particular, Chapter 10 “Integrated Community Sustainability Provisions” by renumbering Policy 8.58 to Policy “8.58(A)” and inserting a new Policy, Policy “8.58(B)” as outlined below:

**“8.58(B) It shall be the intention of Council to support and promote the development of community gardens with the aim of creating additional open green space; with the aim of creating a more liveable social community environment; and, as a way of developing and promoting the use of local produce as a means of becoming more self reliant and less dependent on produce from away effectively reducing the community’s carbon footprint.**